



Scocles Court, Minster On Sea, Sheerness

Asking Price £700,000

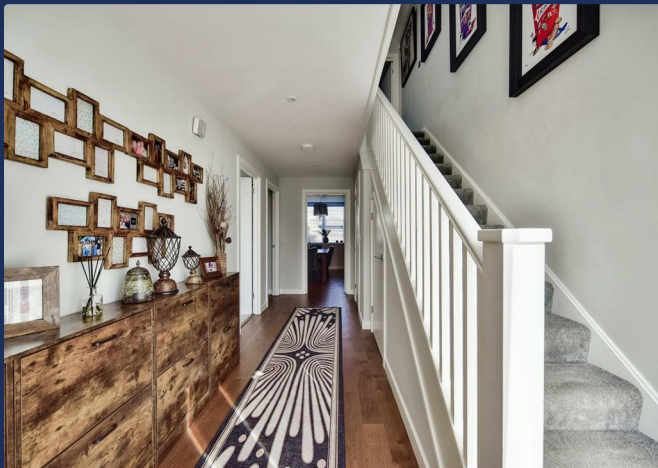
Key Features

- Modern Six Bedroom House
- Extreamly Spacious
- Magnificent 20'6 x 14'6 Lounge
- Four Bathrooms for Convenience
- Washer-Dryer Plumbed in on the First Floor
- Stunning Garden with Versatile Summer House
- Private Estate Location with Strong Community Spirit
- Driveway Parking for Two Cars+
- EPC Rating B (83)
- Council Tax Band G

Property Summary

LambornHill are excited to present this stunning 6 bedroom home!

Designed to enhance modern lifestyles and easily accommodate evolving technology. Heating, hot water and lighting in the principal rooms can be controlled via an app on a smart phone or tablet. The property is protected by a state of the art Honeywell home security alarm and CCTV camera / intercom/camera entry system, both of which can be app based.



Property Description

Located in the exclusive private estate of Socles Court, this exceptionally spacious six-bedroom home is beautifully presented throughout, offering a perfect balance of luxury, comfort, and practicality. Designed for modern family living, the property boasts generous room sizes, high-quality finishes, and versatile spaces both inside and out.

The ground floor is highlighted by a magnificent 20'6 x 14'6 lounge, providing a bright and welcoming space for relaxation and entertaining. The beautifully designed kitchen and dining area seamlessly complement the stylish interiors, making this home ideal for both everyday family life and hosting guests.

On the first floor, you'll find three generously sized bedrooms, including one with an ensuite bathroom, while two others share a Jack and Jill-style bathroom. A practical feature of this level is the washer-dryer, already plumbed in, eliminating the need to carry laundry to the ground floor.

The top floor offers three additional bedrooms, again benefitting from a Jack and Jill-style en-suite / Family bathroom, ensuring both privacy and convenience. In total, the home features four toilets, catering to the needs of a busy household.

Externally, the property boasts a lovely private garden, enhanced by a composite summer house, which serves as a bar and dining area—a truly versatile space for entertaining or relaxing. The driveway accommodates two cars, while the property's setting within a community-spirited private estate offers both security and a welcoming neighborhood feel.

This stunning home is a rare find, combining incredible space, impeccable presentation, and thoughtful design features. Contact us today to arrange a viewing!



About The Area

Scocles Court is a modern private development located in Minster on Sea, Sheerness, offering a peaceful and community-focused living environment. The area is known for its well-presented homes, spacious layouts, and a strong neighbourhood spirit, making it a sought-after location for families and professionals alike.

Residents benefit from excellent local amenities, including well-regarded schools, healthcare facilities, and convenient access to shops and supermarkets. The area is well-connected, with good road links providing easy access to Sittingbourne, Maidstone, and the wider Kent region.

Minster on Sea itself offers a coastal lifestyle, with scenic walks, green spaces, and a relaxed atmosphere. With its combination of modern homes, community feel, and great amenities, Scocles Court is a fantastic place to call home.

Lounge

20'6 x 14'5

Doors across the Lounge, Kitchen & Dining Room can be opened up creating a sudo open plan living

Kitchen

20'6 x 17'2



Dining Room

13'1 x 12'3

W/C

Master Bedroom

15'9 x 13'11

Bedroom Two

14'5 x 13'11

Bedroom Three

16'1 x 11'10

Bedroom Four

15'8 x 13'5

Bedroom Five

12'10 x 13'5

Bedroom Six

10'11 x 6'7

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

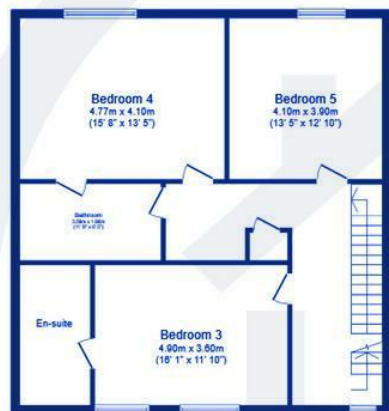
Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

Lets Keep It Local...Lets Keep It LambornHill

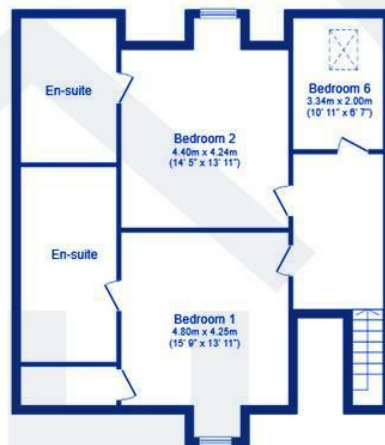




Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 299.1 m² (3,220 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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